

**HISTORIC PRESERVATION BOARD
CITY OF FORT LAUDERDALE
MONDAY, APRIL 2, 2012 - 5:00 P.M.
CITY HALL FIRST FLOOR COMMISSION CHAMBER
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA**

<u>Board Members</u>	<u>Attendance</u>	Cumulative Attendance 6/2011 through 5/2012	
		<u>Present</u>	<u>Absent</u>
Susan McClellan, Chair	P	10	1
Matthew DeFelice, Vice Chair	P	10	1
Brenda Flowers	P	10	0
Mary Jane Graff	P	9	2
Marie Harrison	P	8	3
Richard Heidelberg [arrived 5:15]	P	11	0
David Kyner	P	10	1
Phillip Morgan	P	11	0
Richard Schulze	P	2	1
Gretchen Thompson	P	9	2

City Staff

Merrilyn Rathbun, Fort Lauderdale Historical Society, Consultant to HPB
Anthony Fajardo, Historic Preservation Board Liaison
Pat Garbe-Morillo, Planning and Zoning Department
Carrie Sarver, Assistant City Attorney
Amanda Lebofsky, Prototype Inc.

Communication to the City Commission

Motion made by Mr. DeFelice, seconded by Ms. Graff, to state the HPB was proud of the work done on the Design Guidelines and to recommended they be adopted, with the stipulation that portions of the glossary definitions would need to be revised once the new ordinance was adopted. In a voice vote, motion passed unanimously.

Motion made by Mr. Schulze, seconded by Ms. Thompson, to adopt the new definition of non-contributing for the new Historic Preservation Ordinance. In a voice vote, motion passed unanimously.

Motion made by Mr. Schulze, seconded by Ms. Thompson, to move the draft of the new Historic Preservation Ordinance forward. In a voice vote, motion passed unanimously.

Motion made by Mr. DeFelice, seconded by Mr. Schulze, to request that the City Commission direct staff to explore a solution for protecting resources from private digging in City-owned parks. In a voice vote, motion passed unanimously.

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Call to Order

Chair McClellan called the meeting of the Historic Preservation Board to order at 5:02 p.m. Roll was called and it was determined a quorum was present.

All members of the public wishing to address the Board on any item were sworn in.

Approval of Minutes of March 2012 Meetings

Motion made by Mr. Morgan, seconded by Mr. Schulze, to approve the minutes of the Board's March 2012 meeting. In a roll call vote, motion passed unanimously.

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ITEM 1

Case Number	4H12	Master Site File Number	
Applicant	Stephanie J. Toothaker (agent)		
Owner	GS Exchange, LLC		
Address	115 NE 3 rd Avenue		
General Location	Southwest Corner of NE 3 rd Avenue and NE 2 nd Street		
Legal Description	PORTIONS OF LOTS, 2, 4, 6 & 10, BLOCK "E", GEO M. PHIPPENS SUBDIVISION OF LOTS 3-6, BLK 1, AND LOTS 3-10 BLK 14, OF THE TOWN OF FORT LAUDERDALE, P.B. B, PAGE 146, DADE COUNTY		
Request	Certificate of Appropriateness for Alteration <ul style="list-style-type: none"> To construct an elevated pedestrian walkway from the building to parking garage. 		

	<p>When determining whether to issue a Certificate of Appropriateness for Alteration, New Construction, Demolition or Relocation, the HPB shall consider ULDR Section 47-24.11.C.3.c.i., <i>Criteria; General</i></p> <p>For this request and in addition to the above the following shall also be considered:</p> <p>For a Certificate of Appropriateness for Alteration, ULDR Section 47-24.11.C.3.c.ii., <i>Additional Guidelines; Alterations</i>.</p>
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Chair McClellan stated the applicant had withdrawn this request. Mr. Fajardo said the application had been withdrawn but would be re-submitted.

ITEM 2

Case Number	5H12	Master Site File Number	
Applicant	Russell Janzan		
Owner	Russell Janzan		
Address	800 SW 2 nd Street		
General Location	Southwest corner of SW 2 nd Street and SW 8 th Avenue		
Legal Description	Lots 1 and 3, less the North 5 feet of said Lots, Bryan Subdivision of Block 21 of the Town of Fort Lauderdale, PB 1, P. 29, Dade County.		
Request	<p>Certificate of Appropriateness for Alteration</p> <ul style="list-style-type: none"> • Replace tile roof with shingle roof. <p>When determining whether to issue a Certificate of Appropriateness for Alteration, New Construction, Demolition or Relocation, the HPB shall consider ULDR Section 47-24.11.C.3.c.i., <i>Criteria; General</i></p> <p>For this request and in addition to the above the following shall also be considered:</p> <p>For a Certificate of Appropriateness for Alteration, ULDR Section 47-24.11.C.3.c.ii., <i>Additional Guidelines; Alterations</i>.</p>		

Property Background:

Ms. Rathbun stated this property was a circa 1970s one-story gable end vernacular apartment house that was considered compatible with the contributing structures within the Sailboat Bend Historic District

Description of Proposed Site Plan:

Ms. Rathbun said the applicant was requesting a COA to replace the original flat cement tile roofing material with asphalt shingles.

Criteria for Certificate of Appropriateness:

Ms. Rathbun stated pursuant to ULDR Section 47-24.11.C.3.c.i, in approving or denying applications for certificates of appropriateness for alterations, new construction, demolition or relocation, the HPB shall use the following general criteria:

ULDR Section 47-24.11.C.3.c.i

a) The effect of the proposed work on the landmark or the property upon which such work is to be done;

Consultant Response: The proposed material will change the profile of the roof.

e) Whether the plans may be reasonably carried out by the applicant;

Consultant Response: Replacement of the original cement tile roof with the same material will be very expensive and such work demands a high level of skill.

f) Whether the plans comply with the "United States Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings."

Consultant Response: See Standards 2 and 6 quoted below from the "United States Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings."

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence

Ms. Rathbun said in addition to the General Criteria for obtaining a COA, as outlined above, pursuant to ULDR Section 47-17.7.A, the Board must consider the following material and design guidelines to identify existing features of a structure which conform to the guidelines and determine the feasibility of alternatives to the demolition of a structure:

ULDR Section 47-17.7.B

1. Roofs and gutters.

a. Roof--materials.

- i. Terra cotta.
- ii. Cement tiles.
- iii. Cedar shingles.
- iv. Steel standing seam.
- v. 5-V crimp.
- vi. Galvanized metal or copper shingles (Victorian or diamond pattern).
- vii. Fiberglass/asphalt shingles.
- viii. Built up roof behind parapets.

b. Gutters.

- i. Exposed half-round.
- ii. Copper.
- iii. ESP aluminum.
- iv. Galvanized steel.
- v. Wood lined with metal.

c. Configurations.

i. Roof: The pitch of new roofs may be matched to the pitch of the roof of existing structures on the lot. Simple gable and hip, pitch no less than 3:12 and no more than 8:12. Shed roofs attached to a higher wall, pitch no less than 3:12. Tower roofs may be any slope. Rafters in overhangs to be exposed. Flat with railings and parapets, where permitted, solar collectors and turbine fans at rear port.

Consultant Response: The applicant requests:

- a.vii Fiberglass/asphalt shingles. This is an approved material in the SBHD.

Request No. 1 - COA for Alterations:

Ms. Rathbun stated the applicant was requesting a certificate of appropriateness for alterations to one structure.

"Additional guidelines; alterations. In approving or denying applications for certificates of appropriateness for alterations, the board shall also consider whether and the extent to which the following additional guidelines, which are based on the United States Secretary of the Interior's Standards for Rehabilitation, will be met."

ULDR Section 47-24.11.C.3.c.ii

b) The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible;

Consultant Response: The applicant wishes to change the roofing material from cement tile to asphalt shingles. This is a downgrade. It is best practice to replace like with like materials.

f) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

Consultant Response: It is best practice to replace with a material that matches the original.

Summary Conclusion:

Ms., Rathbun stated the applicant's request met the Materials and Design guidelines. However, replacement with the requested material would change the profile of the roof line. The Board should consider that replacement with like material would be expensive and demand a degree of skill, which may or may not be available. The applicant should see if there was a similar material that might create a similar roof profile.

Joel Landix, roofing contractor, said he had been hired to put shingles on the roof and discovered when he applied for the permit that this was in an historic district. He said it was very common to replace tile roofs with shingles because they were more affordable.

Joel Pierce, property manager, remarked that there were two other building identical to this one that had shingle roofs. He stated there was already interior damage in the buildings due to the roof leaking. Mr. Pierce said the white shingles would provide the same look as the tile roof. He added that the shingles were easy to repair.

Chair McClellan opened the public hearing portion of the meeting.

Charles Jordan, President of the Trust for Historic Sailboat Bend, said he had spoken to the owner about this. He said he was surprised this had come up as an administrative review since this was not a like-for-like replacement. Mr. Jordan stated the other roofs on the property that had been replaced with shingle roofs represented an inappropriate replacement. He said the buildings were originally built with flat tile and this was still available. Mr. Jordan said flat tile was the appropriate replacement, pursuant to be consistent with the Secretary of the Interior's guidelines.

Mr. Jordan had informed the owner that their view was that the shingles were an inappropriate replacement, and he thought the owner would apply for an administrative review for a like-for-like replacement. Apparently, this had not happened. Mr. Jordan

asked the Board to either deny the application or modify it to require the flat concrete tile replacement.

Dave Baber, member of the Sailboat Bend Civic Association, agreed that the shingles were not an appropriate replacement. He reiterated that the tiles were readily available. Mr. Baber encouraged the Board to follow the requirements of the ordinance.

There being no other members of the public wishing to address the Board on this matter, Chair McClellan closed the public hearing and brought the discussion back to the Board.

Mr. Heidelberger arrived at 5:15.

Ms. Flowers felt that decisions in the historic district should not be based on cost. She said there were materials available to seal a roof against water damage and leaks and perhaps the owner should investigate these.

Ms. Rathbun said Ms. Morillo had indicated this was a 1940s building and she felt the windows confirmed this. Mr. Fajardo said this property was not individually designated; it was within the district boundaries and must therefore follow the guidelines.

Chair McClellan stated the building's architecture was simple, but the concrete tile roof gave it dimension. If this were replaced with shingles, the dimension would disappear. She stated she opposed this request for that reason and because it was not a like-for-like exchange.

Mr. DeFelice agreed, and said the skill and cost required to restore an historic building were irrelevant when trying to maintain the integrity of the district.

Chair McClellan noted that if they allowed owners to strip away components that were part of the district's charm, they would be diminishing the property values for other property owners.

Chair McClellan stated she had spoken with the owner regarding this, and asked him to speak to the Architectural Review Board in Sailboat Bend, but the owner had thought this was "ridiculous."

Mr. Heidelberger said, "Like for like is the primary fabric of a historic district and you really can't in good conscience deviate from that without a better reason than cost."

Motion made by Ms. Flowers, seconded by Mr. Kyner, to deny the application for an asphalt shingle roof. In a roll call vote, motion passed 10 – 0.

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3. Discussion of the Design Guidelines Project and HPB Recommendations to the City Commission

Ms. Morillo stated the second revision was complete and the next opportunity for input would be April 10. The document had been read by the Department of State and the architect was very impressed with it. Mr. Fajardo advised the Board should make a recommendation on the document to the City Commission. Ms. Morillo said the document would be presented to the City Commission on May 1.

Mr. Jordan asked if the new and old definitions were in the glossary, since the new ordinance was not in place yet. Mr. Fajardo acknowledged the new definitions were not in place yet, but the consultant had agreed to make minor changes, if needed. He stated they could change any definitions that conflicted. Mr. Baber asked that any Board motion reflect that the glossary would change when the ordinance changed.

Motion made by Mr. DeFelice, seconded by Ms. Graff, to state the HPB was proud of the work done on the Design Guidelines and to recommended they be adopted, with the stipulation that portions of the glossary definitions would need to be revised once the new ordinance was adopted. In a voice vote, motion passed unanimously.

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4. Recommendation of Proposed Amendments to the Historic Preservation Ordinance

Mr. Fajardo stated the goal this evening was to get the HPB to sign off on this document. They must also move to accept the new definition of non-contributing.

Chair McClellan confirmed that the major change related to archeological and paleontological significance in an historic district. Mr. Jordan said there had been some ambiguity in the previous version regarding architectural compatibility.

Motion made by Mr. Schulze, seconded by Ms. Thompson, to adopt the new definition of non-contributing for the new Historic Preservation Ordinance. In a voice vote, motion passed unanimously.

Motion made by Mr. Schulze, seconded by Ms. Thompson, to move the draft of the new Historic Preservation Ordinance forward. In a voice vote, motion passed unanimously.

5. For the Good of the City

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Chair McClellan announced that the Broward County Women's History Coalition had inducted Ms. Thompson to their Women's Hall of Fame.

Mr. DeFelice stated he was concerned that some archeological site sites were not as protected as they could be. He asked if the Board would propose an amendment to the current ordinance about preservation of City-owned archeological sites. Mr. Fajardo said the Board could draft language to propose as an amendment or they could ask the Commission to direct staff to address this through an ordinance amendment or some other means. Mr. Fajardo said any changes they recommended now could be worked into the new ordinance.

Mr. DeFelice remarked on the popularity of people with metal detectors targeting locations for their searches. He said people were using metal detectors at the beach and this caused concern. Ms. Thompson suggested they ask the City Commission to pass an ordinance prohibiting people from collecting archeological artifacts from public parks. Mr. DeFelice stated another suggestion would be to designate the archeological sites on City property.

Mr. Heidelberger said the City could draft a new ordinance posting signs in all City park properties to prohibit collection activity. Mr. DeFelice said the problem was differentiating between "digging" and "metal detecting."

Mr. Fajardo suggested asking the City Commission to explore options for addressing this problem. The City Commission could then direct staff to follow up.

Mr. Baber said he had previously worked in Sarasota County and they had created an ordinance prohibiting digging in any county property landward of the dune lines.

Motion made by Mr. DeFelice, seconded by Mr. Schulze, to request that the City Commission direct staff to explore a solution for protecting resources from private digging in City-owned parks. In a voice vote, motion passed unanimously.

Mr. Jordan asked about "zoning in progress" and when that would affect policy vis a vis adoption of the new ordinance. Mr. Fajardo stated he had discussed this with the City Attorney a couple of years ago. He explained that zoning in progress was initiated by the City Commission, and when an application was submitted, there was an acknowledgement that if the ordinance was approved before the application completed the process, the request must meet the new ordinance.

Chair McClellan stated the City of Oakland Park would consider an historic ordinance on 4/4 and Mayor Saltee was spearheading this effort. She invited Board members to show their support.

6. Communication to the City Commission

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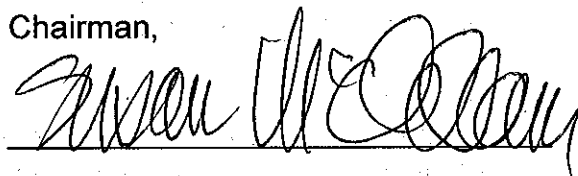
Adjournment

There being no further business to come before the Board, the meeting was adjourned 6:13 pm.

Next Meeting

The Board's next regular meeting was scheduled for May 7, 2012.

Chairman,



Susan McClellan, Chair

Attest:


ProtoType Inc, Recording Secretary

The City of Fort Lauderdale maintains a Website for the Historic Preservation Board Meeting Agendas and Results: <http://ci.ftlaud.fl.us/documents/hpb/hpbagenda.htm>

Minutes prepared by: J. Opperlee, ProtoType Inc.